

**AGENDA
ZONING REVIEW BOARD
JUNE 10, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-21-25** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-2 (Multifamily Residential) for property located at **2169 Butner Road SW** being in Land Lot 32 of the 14th District, Fulton County Georgia, being Lots 7, 8 and 9, Block A Ben Hill Subdivision, according to the plat thereof recorded in Plat Book 15, Page 148, Fulton County, Georgia Records Depth: varies Area: .667 Acres, Land Lot 32, 14F District, Fulton County, Georgia
OWNER: PEN POINTE FOUNDATION INC.
APPLICANT: PEN POINTE FOUNDATION INC
NPU P COUNCIL DISTRICT 11
2. **Z-21-35** An Ordinance by Zoning Committee to rezone from I-2 (Light Industrial) to MRC-3 (Mixed Residential Commercial) for property located at **400 Bishop Street NW** fronting 635.7 feet on the south side of Bishop Street beginning at an iron pin set at the intersection of the southern right of way of Bishop Street with the western right of way of Mecaslin Street Depth: varies Area: 1.43 Acres, Land Lot 148, 17th District, Fulton County, Georgia
OWNER: 400 BISHOP MASTER LLC
APPLICANT: MS RE DEVELOPMENT, LLC
NPU E COUNCIL DISTRICT 8
3. **Z-21-36** An Ordinance by Zoning Committee to rezone from C-3/BL (Commercial Residential/Beltline Overlay), C-3-C/BL (Commercial Residential Conditional/Beltline Overlay) and R-4/BL (Single Family Residential/Beltline Overlay) to C-3-C/BL (Commercial Residential Conditional/Beltline Overlay) and R-4/BL (Single Family Residential/Beltline Overlay) for property located at **1895 Peachtree Road NE and 1901 Peachtree Road NE** fronting 240 feet on the east side of Peachtree Road commencing at the intersection of the northerly right of way of Palisades Road with the easterly right of way of Peachtree Road Depth: varies Area: 1.812 Acres, Land Lot 110, 17th District, Fulton County, Georgia
OWNER: CHICK-FIL-A INC AND RBW HOLDINGS, LLC
APPLICANT: DAVID C. KIRK ON BEHALF OF CHICK-FIL-A
NPU E COUNCIL DISTRICT 6
4. **Z-21-38** An Ordinance by Zoning Committee to rezone from RG-3 (Residential General Sector 3) to RG-4 (Residential General Sector 4) for property located at **585 Parsons Street SW** fronting 53.507 feet on the north side of Parsons Street beginning at a point on the northwest corner of Parsons and Walnut Streets Depth: 127 feet Area: 0.15 Acres, Land Lot 84, 14th District, Fulton County, Georgia
OWNER: 585 PARSONS LLC/CECIL HILL
APPLICANT: BEN R. DARMER
NPU T COUNCIL DISTRICT 4

5. **Z-21-39** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to MR-3 (Multifamily Residential) for property located at **3393 Jonesboro Road SE** fronting 180 feet on the west side of Jonesboro Road beginning at a point on the westerly right of way of Jonesboro Road 391.2 feet southerly as measured along the said westerly right of way of Jonesboro Road from the intersection of the westerly right of way of Jonesboro Road and the south right of way of Macedonia Road Depth: 703 feet Area: 2.94 Acres, Land Lot 34, 14th District, Fulton County, Georgia
OWNER: DONALD H. MURPHY
APPLICANT: JUSTIN GOLSHIR
NPU Z COUNCIL DISTRICT 12
6. **Z-21-40** An Ordinance by Zoning Committee to rezone from PD-H/BL (Planned Development Housing/Beltline Overlay) to R-4/BL (Single Family Residential/Beltline Overlay) for property located at **650 Montgomery Ferry Drive NE, 1798 Croften Drive NE, 1794 Croften Drive NE, 1792 Croften Drive NE, 1786 Croften Drive NE, 1781 Croften Drive NE, 1785 Croften Drive NE, 1789 Croften Drive NE, 1795 Croften Drive NE, and 1799 Croften Drive NE** fronting 126 feet on the western side of Montgomery Ferry Drive the true point of beginning being a point located on the western varied right of way of Piedmont Avenue west a distance of 206.51 feet from the intersection of the southern varied right of way of Rock Springs Road and the western varied right of way of Piedmont Avenue Depth: varies Area: 1.91 Acres, Land Lot 51, 17th District, Fulton County, Georgia
OWNER: LUXE PROPERTIES, INC
APPLICANT: CHUCK PALMER, TROUTMAN PEPPER
NPU F COUNCIL DISTRICT 6
7. **U-21-05** An Ordinance by Zoning Committee for a special use permit for a day care center pursuant to 16-06A.005(1)(b) for property located at **1189 Merlin Avenue SE and 192 Arkwright Place SE** fronting 50 feet on the south side of Merlin Avenue and 154.6 feet on the north side of Arkwright Place beginning at a point at the easterly right of way of Moreland Avenue SE (R/W Varies) and the southerly right of way of Merlin Avenue (24.9' Pavement) 140.0 feet east to an iron pin found, said point being the true point of beginning Depth: 150 feet Area: 0.172 Acres, Land Lot: 208, 15th District, DeKalb County, Georgia
OWNER: MARY A MCDONALD SMITH
APPLICANT: JACKIE A. BALOUCH
NPU O COUNCIL DISTRICT 5

DEFERRED CASES

8. **Z-20-43** An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City Of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14th Street Linear Park and the Peachtree Creek at Cheshire Bridge Road Environmental Project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes
NPU's M & F

9. **Z-20-63** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/BeltLine Overlay) to MR-4A/BL (Multifamily Residential/BeltLine Overlay) for property located at **575 Boulevard Place NE and 585 Boulevard Place NE** fronting 209.33 feet on the south side of Boulevard Place, NE beginning at a point on the south side of Boulevard Place 121 feet west along the south side of Boulevard Place from the southwest corner of Boulevard Place and Glen Iris Drive Depth: 81.5 feet Area: .348 Acres, Land Lot 47, 14th District Fulton County, Georgia
OWNER: MATTHEW BRADEN, BFG INVESTMENTS, LLC
APPLICANT: BFG INVESTMENTS, LLC
NPU M COUNCIL DISTRICT 2
10. **Z-20-88** An Ordinance by Zoning Committee to rezone from R-4/BL (Single Family Residential/Beltline Overlay) and MR-4A-C/BL (Multifamily Residential Conditional/Beltline Overlay) to MR-4A/BL (Multifamily Residential/Beltline Overlay) for property located at **1046 Avondale Avenue SE and 1104 Avondale Avenue SE** fronting approximately 748 feet on the east side of Avondale Avenue beginning at a point on the easterly right-of-way of Avondale Avenue as measured 593.24 feet southwesterly from the intersection of the southerly right-of-way of United Avenue Depth: varies Area: 6.13 Acres, Land Lot 23, 14th District Fulton County, Georgia
OWNER: GP AVONDALE, LLC
APPLICANT: STEPHEN ROTHMAN
NPU W COUNCIL DISTRICT 1
11. **Z-21-01** An Ordinance by Zoning Committee to rezone from I-1 (Light Industrial) to MRC-2 (Mixed Residential Commercial) for property located at **263 Decatur Street SE** fronting 241 feet on the west side of Hill Street beginning at a point on the south side of Decatur Street and the west side of Bell Street Depth: varies Area: approximately 2 acres, Land Lot 52, 14th District Fulton County, Georgia
OWNER: JOHNSON REAL ESTATE INVESTMENTS, LLC (JREI)
APPLICANT: HAROLD BUCKLEY
NPU M COUNCIL DISTRICT 5
12. **Z-21-11** An Ordinance by Zoning Committee to rezone from R-4A (Single Family Residential) to MRC-3 (Mixed Residential Commercial) for property located at **374 Climax Street, SE, 380 Climax Street, SE, 388 Climax Street, SE, 394 Climax Street, SE, 400 Climax Street, SE, 406 Climax Street, SE, 412 Climax Street, SE, 418 Climax Street, SE, 424 Climax Street, SE, 430 Climax Street, SE, 436 Climax Street, SE, and 442 Climax Street, SE** fronting approximately 762 feet on the north side of Climax Street beginning at the point of intersection of the southerly right-of-way of Climax Street with the westerly right-of-way of Dalton Street Depth: 126 feet Area: approximately 2.2 Acres, Land Lot 41, 14th District, Fulton County, Georgia
OWNER: ATLANTA HOUSING AUTHORITY
APPLICANT: LAUREN CLAYTON
NPU Y COUNCIL DISTRICT 1

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13. **Z-21-12** An Ordinance by Zoning Committee to rezone from R-4A/BL (Single Family Residential/Beltline Overlay) to MR-2/BL (Multifamily Residential/Beltline Overlay) for property located at **373 Climax Street, SE, 379 Climax Street, SE, 385 Climax Street, SE, 393 Climax Street, SE, 407 Climax Street, SE, 411 Climax Street, SE, 417 Climax Street, SE, 425 Climax Street, SE, 431 Climax Street, SE, 437 Climax Street, SE, and 443 Climax Street, SE, 380 Dalton Street, SE, 386 Dalton Street, SE, 394 Dalton Street, SE, 375 Dalton Street, SE, 381 Dalton Street, SE, 387 Dalton Street, SE and 389 Dalton Street, SE, and 505 Englewood Avenue Apt 3 SE** fronting approximately 652.3 feet on the south side of Climax street beginning at the point of intersection of the southerly right-of-way of Climax Street with the westerly right-of-way of Dalton Street Depth: varies Area: 6.09 Acres, Land Lot 41, 14th District, Fulton County, Georgia
OWNER: ATLANTA HOUSING AUTHORITY
APPLICANT: KRONBERG URBANISTS + ARCHITECTS
NPU Y COUNCIL DISTRICT 1
14. **Z-21-28** An Ordinance by Councilmember Carla Smith to rezone property having a street address of **1085 Avondale Avenue SE and 1045 Lester Avenue SE, 1049 Lester Avenue SE, 1055 Lester Avenue SE, and 1059 Lester Avenue SE** from the R-4 (Single-Family Residential) zoning district to the MR-4A-C (Multifamily Residential Conditional) zoning district; and for other purposes
NPU W COUNCIL DISTRICT 1
15. **U-21-07** An Ordinance by Zoning Committee for a special use permit for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, or R-5 District, or that is used as a residential property pursuant to 16-11.005(1)(l) for property located at **3655 Roswell Road NE** fronting 588.76 feet on the easterly side of Roswell Road commencing at a concrete monument found at the intersection formed by the easterly right-of-way of Roswell Road and the northeasterly right-of-way of Piedmont Road and proceed thence northerly and easterly along the easterly right-of-way Roswell Road Depth: 415.5 feet Area: 3.95 Acres, Land Lot: 97, 17th District, Fulton County, Georgia
OWNER: MATTHEW SCHELL
APPLICANT: PATRICIA A. WALLIS
NPU B COUNCIL DISTRICT 7

END OF AGENDA